

155.0

0002

0009.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

920,800 / 920,800

USE VALUE:

920,800 / 920,800

ASSESSED:

920,800 / 920,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
139		GEORGE ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: JOSHI BAIJ & DURGESH/ TRUSTEES	
Owner 2: JOSHI FAMILY REVOCABLE TRUST	
Owner 3:	

Street 1: 139 GEORGE ST	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Own Occ: Y	

Postal: 02476	Type:
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PREVIOUS OWNER

Owner 1: JOSHI BAIJ/DURGESH -	
Owner 2: -	

Street 1: 139 GEORGE ST	
Twn/City: ARLINGTON	

St/Prov: MA	Cntry	
Postal: 02476	Type:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Vinyl Exterior and 2642 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6000.000	500,800		420,000	920,800		102999
							GIS Ref
							GIS Ref
							Insp Date
							05/21/18

1 of 1
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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6	Colonial			Full Bath: 2	Rating: Average	MINOR FIN BMT N/V.												
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Average													
Foundation: 3	BrickorStone			A 3QBth:	Rating:													
Frame: 1	Wood			1/2 Bath: 1	Rating:													
Prime Wall: 4	Vinyl			A HBth:	Rating:													
Sec Wall:		%		OthrFix: 1	Rating:													
Roof Struct: 1	Gable			OTHER FEATURES														
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Average	1st Res Grid Desc: Line 1 # Units 1												
Color: GREEN				A Kits: 1	Rating:													
View / Desir:				Frl: 1	Rating:													
GENERAL INFORMATION				WSFlue: 1	Rating:													
Grade: C	Average			CONDOS INFORMATION														
Year Blt: 1926				Location: 1														
Alt LUC:				Total Units: 1														
Jurisdct: G19				Floor: 1														
Const Mod:				% Own: 1														
Lump Sum Adj:				Name: 1														
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN						
Avg Ht/FL: STD				Phys Cond: AV	Average	4.9	%	Exterior:	No Unit	RMS	BRS	FL						
Prim Int Wal	2	- Plaster		Functional:				Interior:	1	6	3							
Sec Int Wall:		%		Economic:				Additions:										
Partition: T	Typical			Special:				Kitchen:										
Prim Floors: 3	Hardwood			Override:				Baths:										
Sec Floors:		%		Total: 4.9	%			Plumbing:										
Bsmnt Flr: 12	Concrete			CALC SUMMARY				Electric:										
Subfloor:				Basic \$ / SQ:	130.00			Heating:										
Bsmnt Gar: 1				Size Adj.: 1.04742622				General:										
Electric: 3	Typical			Const Adj.: 0.99989998				COMPARABLE SALES										
Insulation: 2	Typical			Adj \$ / SQ: 136.152				Rate	Parcel ID	Typ	Date	Sale Price						
Int vs Ext: S				Other Features: 95927														
Heat Fuel: 2	Gas			Grade Factor: 1.00														
Heat Type: 1	Forced H/Air			NBHD Inf: 1.00000000														
# Heat Sys: 2				NBHD Mod: 1.00														
% Heated: 100		% AC: 100		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 526639														
% Com Wal		% Sprinkled		Depreciation: 25805														
				Depreciated Total: 500834														
MOBILE HOME				WtAv\$/SQ: 1.00														
Make:				AvRate: 136.15														
Model:				Ind.Val: 108.68														
				Final Total: 500800														
SPEC FEATURES/YARD ITEMS				Val/Su Net: 108.68														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	PARCEL ID 155.0-0002-0009.0
More: N																		
Total Yard Items:																		
Total Special Features:																		
Total:																		
IMAGE AssessPro Patriot Properties, Inc																		
																		